

**TIPPECANOE COUNTY BOARD OF COMMISSIONERS**  
**SPECIAL MEETING**  
**MAY 8, 2002**

The Tippecanoe County Commissioners reconvened on Wednesday, May 8, 2002 at 9:35 A.M. in the Tippecanoe Room in the County Office Building. Commissioners present were: Vice President KD Benson, and Member Ruth E. Shedd; Auditor Robert A. Plantenga, Commissioners' Assistant Jennifer Weston, County Attorney David W. Luhman, and Secretary Pauline E. Rohr. (Commissioner John L. Knochel was absent.)

Vice President Benson called the meeting to order.

**ORDINANCE 2002-05-CM: Z-2064, Right Angle Homes, LLC R2 to PDRS**

- Commissioner Shedd moved to hear and approve Ordinance 2002-05-CM, seconded by Commissioner Benson.

(quote)

April 18, 2002  
Ref. No: 02-223

Tippecanoe County Commissioners  
20 North 3rd Street  
Lafayette, IN 47901

Attn: Tippecanoe County Auditor

**CERTIFICATION**

RE: **Z-2064-RIGHT ANGLE HOMES, LLC (SAGAMORE PINES, SECTION 1) (R2 TO PDRS):** Petitioner is requesting rezoning for a conversion of an approved but as yet unrecorded preliminary subdivision plat of 48 duplex lots, 96 units, into 96 lots of semi-attached, zero-lot-line single-family homes on 14.9 acres on the west side of Morehouse Road in Wabash 1 (NW) 23-5.

Dear Tippecanoe County Commissioners:

As Secretary Pro Tempore to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on April 17, 2002, the Area Plan Commission of Tippecanoe County voted 12 yes - 0 no to APPROVE the motion to rezone the subject real estate from R2 to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the Tippecanoe County Commissioners that the proposed rezoning ordinance be APPROVED for the property described in the attachment, and approval contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section, to include:

1. All sheets (other than the preliminary plat) that make up the approved Preliminary Plan, with elevations and floor plans incorporated into the 24"x36" format;
2. A final plat, per UZO Appendix B-3-2 as applicable, showing a landscape easement and no vehicular access statement along Morehouse Road (with corresponding no access statement in restrictive covenants); and
3. All references to Sagamore Pines in all written documents and on all drawings changed to Colony Pines.

Public Notice has been given that this petition will be heard before the Tippecanoe County Commissioners at their May 6, 2002 regular meeting.

Sincerely,

/s/James D. Hawley  
Executive Director

**ORDINANCE NO. 2002-05-CM**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF  
TIPPECANOE COUNTY, INDIANA, TO REZONE REAL ESTATE,  
FROM R2 TO PDRS.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF  
TIPPECANOE, INDIANA:**

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana, to wit:

A Part of the Northwest quarter of Section 1, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at a "X" cut on the top of a concrete post found at the northwest corner of the northwest quarter of said Section 1; thence South 00 degrees 03 minutes 15 seconds West (assumed bearing) 1320.81 feet along the west line of said quarter section to the Point of Beginning; Thence North 89 degrees 10 minutes 10 seconds East 1031.38 feet; thence South 00 degrees 53 minutes 05 seconds East 101.75 feet; thence North 89 degrees 06 minutes 55 seconds East 120.18 feet; thence North 03 degrees 43 minutes 20 seconds West 101.77 feet; thence North 89 degrees 10 minutes 10 seconds East 40.04 feet to the center line of Morehouse Road; thence South 03 degrees 43 minutes 20 seconds East 540.66 feet along said centerline; thence South 89 degrees 10 minutes 10 seconds West 1222.18 feet to the west line of said quarter section; thence North 00 degrees 03 minutes 15 seconds East 540.07 feet along said west line to the Point of Beginning and containing 14.900 acres more or less.

Section 2. The real estate described above should be and the same is hereby rezoned from **R2** to **PDRS**.

Section 3. This ordinance shall be in full force and effect from and after its passage.

(Adopted and passed) (Denied) by the Board of Commissioners of Tippecanoe County, Indiana, this 8<sup>th</sup> day of May, 2002.

VOTE:

\_\_\_\_\_  
John L. Knochel, President

\_\_\_\_\_  
KD Benson, Vice President

\_\_\_\_\_  
Ruth E. Shedd, Member

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor

(unquote)

Representing the petitioner, Attorney Dan Teder requested the zoning change from R2 to PDRS. Although the Commissioners previously approved R2 zoning for this acreage, he said the developer is now planning to build 96 single family zero-lot-line homes. Whatever the reason for this change, he said the neighbors are supportive of single family housing. He explained that the name has changed from Sagamore Pines to Colony Pines. Since the streets are approximately half done and the utilities are being installed, he expects development to begin by July 2002.

Since there were no questions or comments, Auditor Plantenga recorded the vote:

KD Benson	Yes
Ruth Shedd	Yes
John Knochel	Absent

- The motion to approve Ordinance 2002-05-CM passed 2 – 0.

***ADJOURNMENT***

- Commissioner Shedd moved to adjourn, seconded by Commissioner Benson; motion carried.

Robert A. Plantenga, Auditor